



DEPARTMENT OF PLANNING AND BUILDING

TO: Planning Department Hearing Officer

FROM: Holly Phipps / Project Manager

SUBJECT: Modifications to Findings and Conditions of Approval for Vargas
Minor Use Permit / DRC2013-00006

DATE: July 18, 2014
Planning Department Hearing Date – July 18, 2014

Under Exhibit A – Findings, Staff would like to modify Finding B and Finding F to read as follows:

- B. The proposed project is a wine production facility to process off-site and on-site grapes which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and open space policies.
- F. The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Indian Dunes Road, a private driveway and then onto 10th Street, a local road constructed to handle any additional traffic associated with this project.

Under Exhibit B - Conditions of Approval, Staff would like to add a new condition to read as follows:

Water Off-Set

25. Prior to occupancy or final inspection, the applicant shall off-set the water usage as required by Ordinance No. 3246.